

MINUTES OF COUNCIL CAUCUS

CAUCUS MEETING OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, HELD IN THE COUNCIL CHAMBERS, 630 AVENUE C, ON WEDNESDAY, July 11, 2024

Time of Meeting: 6:00 P.M.

The President announced: “I would like to advise all those present that notice of this Caucus Meeting of the Municipal Council of the City of Bayonne of July 11, 2024 , has been provided to the public in accordance with the provision of the Open Public Meetings Act of the State of New Jersey. Notice of time and place has been included in the annual notice of meetings, which was posted and filed with the Jersey Journal and the Star Ledger within the time required. An additional notice of time and place of the meeting was posted and filed with the city clerk and forwarded to the Jersey Journal and the Star Ledger by fax on July 8, 2024 .”

The following Council Members were present if an “X” appears, absent if an “A” appears:

Council Members: Booker X, Carroll X, Perez X, Weimmer X, President LaPelusa X

The Council reviewed the items submitted on the proposed agenda for its next regular meeting and at least one Council Member proposed that the items appearing on the attached agenda should be included on the agenda for the regular meeting, subject to the addition of any items the Council may entertain at the regular meeting which may not have been discussed at the Caucus.

As of 1:09 P.M/07-10-24

CITY OF BAYONNE  
CITY COUNCIL  
COUNCIL CAUCUS  
JULY 10, 2024

ORDINANCES, COMMUNICATIONS AND  
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

HEARING OF CY2024 BUDGET AMENDMENTS

BA-1 Public hearing of CY 2024 Budget Amendments and further consideration of the CY 2024 Municipal Budget.

ORDINANCES SCHEDULED FOR HEARING - OLD

O-1 AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY TO AMEND A FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION BY THE ENTITLED, BAYONNE REDEVELOPERS RESIDENTIAL URBAN RENEWAL BLOCK 780 LLC WITH RESPECT TO BLOCK 722, LOT 1 AND BLOCK 790, LOT 1.01.

ORDINANCES SCHEDULED FOR HEARING

O-2 BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO VARIOUS ROADS, APPROPRIATING \$2,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,700,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY

- O-3
- AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVED AN AMENDMENT TO THE 8<sup>TH</sup> STREET REHABILITATION PLAN OF 26<sup>TH</sup> NORTH STREET
- O-4
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC **Restrictive Parking Zones – Add-6**

**PUBLIC COMMENTS**

Speakers are to sign the signup sheet prior to the meeting.

**ORDINANCES PROPOSED FOR INTRODUCTION**

- O-5
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAY9ONNE, CHAPTER 17, PROPERTY MAINTENANCE and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(To include the registration of properties for compliance under the Lead Hazard Control Assistance Act requiring lead based hazard inspections or rental units pursuant to P.L. 2021, C. 182 and establishing a fee schedule for said inspections.)**
- O-6
- AN ORDINANCES AMENDING AND SUPPLEMENTING THE REVISES GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS AND CHAPTER 35, ZONING REGULATIONS and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Fencing Property Lines)**
- O-7
- AN ORDIANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE HARBOR-HARBOR STATION SOUTH, and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-8
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGISTRATION, and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Festivals, Parades and Special Events)-Space Holder**
- O-9
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 3, POLICE REGULATIONS and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Regulating motorized bikes and scooters)**
- O-10
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **Restrictive Parking Zones – Add-4**  
**081. Margaret Bawiec – 980 Avenue A**  
**103. Frank Moran – 34 West 31<sup>st</sup> Street**  
**104. Barbara Kashiwakura – 52 West 6<sup>th</sup> Street**  
**105. Josefina Ortiz – 77 West 30<sup>th</sup> Street**

**COMMUNICATIONS**

CONSENT AGENDA - Resolution ordering the following Communications to be received and filed:

- C-1
- From GOUZIF A. KAMEL filing notice of claim alleging damage to his automobile with was struck by a police vehicle while parked on May 24, 2024.

- C-2 From ROBERT F. CAVANAUGH filing notice of claim alleging damage to his automobile while parked when it was struck by a Fire Truck
- C-3 From CECELIA DOTY filing notice of claim alleging injuries sustained from a fall at 934 Broadway on March 23, 2024.
- C-4 From MIRIAM DIAZ filing notice of claim alleging property damage to her automobile when was struck by a police vehicle.
- C-5 From TAMURA AKINS filing notice of claim alleging property damage resulting from a tree falling on her car.
- C-6 From SAMEH HAZKIAL filing notice of claim alleging property damage to his automobile when it was struck by a city owned vehicle.
- C-7 From Tax Court of New Jersey in the matter of KESHARI REALTY LLC vs. City of Bayonne.
- C-8 From Tax Court of New Jersey in the matter of BERGEN POINT BAYONNE REALTY vs City of Bayonne.
- C-9 From Tax Court of New Jersey in the matter of 915-917 BROADWAY LLC vs. City of Bayonne
- C-10 From Tax Court of New Jerrey in the matter of SUMO COMPANIES, INC. vs. City of Bayonne.
- C-11 From Tax Court of New Jersey in the matter of JACINTO RODRIGUES vs. City of Bayonne.
- C-12 From Tax Court of New Jersey in the matter of ELCO FISHERMAN’S MARINA LLC vs. City of Bayonne.

**OFFICERS’ REPORTS**

CONSENT AGENDA - Resolution ordering the following Officers’ Reports to be received and filed and any resolution incorporated within them to be adopted:

- OR-1 From Donna L. Mauer, Chief Financial Officer, reporting on vendor payments and recommending payment of same, and a resolution adopting the recommendation and ordering payment of claims. **Finance**
- OR-2 From the Honorable James M. Davis, Mayor establishing the salary range for the title: SENIOR FISCAL ANALYST. **(65,550 min to 84,292 max)**
- OR-3 From the Honorable James M. Davis, Mayor establishing the salary range for the title: PRINCIPAL FISCAL ANALYST. **(82,239 min to 98,146 max)**
- OR-4 From the Honorable James M. Davis, Mayor establishing the salary range for the title: ASSISTANT MUNICIPAL COMPTROLLER. **(88,943 min to 111,782 max)**
- OR-5 From the Honorable James M. Davis, Mayor establishing the salary range for the title: MUNICIPAL TREASURER. **(94,463 min to 125,901 max)**
- OR-6 From the Honorable James M. Davis, Mayor establishing the salary range for the title: PRINCIPAL ACCOUNTANT. **(85,179 min to 102,368 max)**
- OR-7 From the Honorable James M. Davis, Mayor establishing the salary range for the title: ASSISTANT PAYROLL SUPERVISOR. **(80,228 min to 98.366 max)**
- OR-8 From the Honorable James M. Davis, Mayor establishing the salary range for the title: ASSESSOR TRAINEE. **(58,360 min to 69,315 max)**

- OR-9 From the Honorable James M. Davis, Mayor establishing the salary range for the title: PERSONNEL ASSISTANT. (66,002 min to 89,216 max)
- OR-10 From the Honorable James M. Davis, Mayor establishing the salary range for the title: CHIEF ASSISTANT ASSESSOR. (81,165 min to 99,605 max)
- OR-11 From the Honorable James M. Davis, Mayor establishing the salary range for the title: SENIOR MAIL CLERK. (60,215 min to 75,927 max)
- OR-12 From Amy Dellabella, Purchasing Agent submitting report on bids received for the BAYONNE FAMILY COMMUNITY CENTER-Boiler System upgrades on June 26, 2024. (1 Bidder)

**RESOLUTIONS**

CONSENT AGENDA - Resolution ordering the following resolutions to be adopted:

- CR-1 Approving the minutes of the regular meeting held Wednesday June 12, 2024. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, June 5, 2024. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (5 properties) **Tax Collector**
- CR-4 Awarding a contract for Interpreting Services to CRANEY INTERPRETING SERVICES. 328 E. Main Street, Oceanport, NJ 07757 for an amount not to exceed \$40,000.00. Chargeable to Account No. 4-02-43-490-0000-028.
- CR-5 Authorizing the Mayor and City Clerk to accept a donation from 211 BENNETT REALTY LLC in the amount of \$27,323.57 which will be used for the annual lease payment of a 2018 Spartan Metro Star Fire Engine.
- CR-6 Reserve space for request for proposals for Credit Card Processing services.
- CR-7 Authorizing the submission of an application to the NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) for the Creation of a Brownfield Development Area within the City of Bayonne.
- CR-8 Authorizing a warrant payable to ROYAL PRINTING SERVICES, West New York, NJ in the amount of \$43,330.00 representing the city’s share of printing costs for the Primary Election ballots. Chargeable to Account . **City Cler**
- CR-9 Authorizing the Mayor and/or his designee to sign any and all documents and certifications relating to the City’s FY 2024 CDBG Program and authorizing the submission of the CY2024 Annual Action Plan to the U.S. Department of Housing and Urban Development for the following anticipated amount of \$1,366,213.
- CR-10 Granting Raffle licenses to qualified organizations. **City Clerk**

**END OF CONSENT AGENDA**

- R-1 Authorizing the Mayor and City Clerk to enter into an agreement with the Bayonne Family Community Center , 259 Avenue E, Bayonne, NJ to provide the cost of boiler system upgrades pursuant to a proposal from LIBERTY MECHANICAL CONTRACTORS, INC., 336 Raymond Blvd. , Newark, NJ 07105 in an amount not to exceed \$487,510 for a period of one (1) year commencing July 31, 2024 and ending August 31,2025.
- R-2 Authorizing the execution of a Redevelopment Agreement with 111 AVENUE F PARTNERS URBAN RENEWAL LLC for the property located 107-111 Avenue F and 86-92 East 22<sup>nd</sup> Street which is identified as Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10

- R-3 Authorizing the execution of a Redevelopment Agreement with JOHN AND MARYAN LLC for the property located at 45-461 Avenue C which is identified as Block 219, Lots 24.01.
- R-4 Authorizing the execution of a Redevelopment Agreement with CHANTE 5 URBAN RENEWAL LLC for the property located 562-568 Broadway which is identified as Block 184, Lots 1, 2 and 3
- R-5 Authorizing the execution of a Redevelopment Agreement with DA NOI RESIDENCE URBAN RENEWAL LLC for the property located at 1099-1104 Avenue C which is identified as Block 34, Lots 26-30.
- R-6 Authorizing the Conditional Designation of 74 HOPKINS AVE LLC for the property located 18-22 E. 15<sup>th</sup> Street, which is identified as Block 253, Lots39.30 and authorizing the execution of a Funding Agreement.
- R-7 Authorizing and directing the Planning Board to conduct a preliminary investigation for property located at 81-87 East 22<sup>nd</sup> Street, which is identified as Block 449, Lots 6 and 7.01 as shown of the official tax map of the City constitutes an Area in Need of Redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 4A:12A-1 et seq.
- R-8 Authorizing and directing the Planning Board to conduct a preliminary investigation for property located at 330-338 Broadway, which is identified as Block 247, Lots 45, 53, 54.01 and 55 as shown of the official tax map of the City constitutes an Area in Need of Redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 4A:12A-1 et seq.
- R-9 Reserve space to enter into agreement with \*\* for Special Planning Services.
- R-10 Authorizing a closed session to discuss matters involving the settlement litigation pursuant to N.J.S.A. 10:4-12. **Law**

**ADDED AT CAUCUS**

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 21-29, 35 & 37 WEST 25<sup>TH</sup> STREET, WHICH IS IDENTIFIED AS BLOCK 183, LOTS 5, 6 AND 8.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY **(Kessler/Forum)**

AN ORDINANC AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, AUGUST 14, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Section 7.29 Loading Zones-782 Broadway)**